

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – January 26, 2007**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:04 a.m. and adjourned at 10:22 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Miller, Riess

**Commissioners Absent:** Woods

**Advisors Present:** Beech, Brazell, Kotitsa, Shick (DPW);  
Mehnert (OCC); Chapman, Tennison  
(Sheriff's Department)

**Staff Present:** Pryor, Hamilton, Krzys, Maxson, Muto,  
Noah, Ramaiya, Stocks, Jones (recording  
secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes  
for the Meeting of December 1, 2006 and January 12, 2007**

**Action:** Riess – Brooks

Approve the Minutes of December 1, 2006 and January 12, 2007.

Ayes: 6 - Beck, Brooks, Day, Kreitzer, Miller, Riess  
Noes: 0 - None  
Abstained: 0 - None  
Absent: 1 - Woods

**C. Public Communication:** Opportunity for members of the public to speak to  
the Commission on any subject matter within the Commission's jurisdiction but  
not an item on today's Agenda.

Warren Coleson discusses the County's need for aggregate, the need to protect  
existing mining operations in the County, and the need to designate areas within  
the County for new mining operations.

**D. Formation of Consent Calendar:** Items 4 (P74-006W<sup>1</sup>) and 5 (P63-120W<sup>7</sup>)

**CPTED, Agenda Item 1:**

1. **Crime Prevention through Environmental Design (CPTED)** (continued from January 12, 2006)

**Sheriff's Department presentation on functional and effective use of "built" environments to reduce or eliminate the fear and potential of crime, thereby improving the quality of life. CPTED makes use of the physical space to better meet the needs of those for whom it was built.**

**Staff Presentation:** Chapman, Tennison (Sheriff's Department)

**Proponents:** 0; **Opponents:** 0

**Discussion:**

The Planning Commission is provided a visual and oral presentation on the Sheriff's Department's CPTED program, a concept that encourages defensible development in new construction as an aide in crime-prevention.

SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 2:

2. The Bridges Unit 6: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>; The Bridges Unit 7: TM 5239RPL<sup>4</sup>, AD 01-001, S01-077; Santa Fe Creek: SPA 03-006, San Dieguito Community Plan Area (continued from the hearings of June 2, June 30, August 25, 2006 and December 15, 2006)

Proposed is an amendment to the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space to residential use (5 estate units) and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include: a Tentative Map to subdivide the new residential area into five lots ranging in size from one to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement. Unit 7 is a proposed subdivision of 83.5 acres into 29 residential lots, and involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan. Also proposed is an amendment to the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1 to 5 located along the west boundary of the Specific Plan in order to accommodate the program to expand The Bridges Golf Course driving range. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of and adjacent to Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

Staff Presentation: Stocks

Proponents: 2; Opponents: 0

Discussion:

It is recommended that this proposal be removed from today's Agenda and referred back to DPLU Staff for further analysis.

**SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>,  
P85-064W<sup>4</sup>, TM 5239RPL<sup>4</sup>, AD 01-001,  
S01-077 and SPA 03-006, Agenda Item 2:**

**Action:** Riess – Kreitzer

Remove SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>; TM 5239RPL<sup>4</sup>, AD 01-001, S01-077 and SPA 03-006 from today's Agenda to allow further review of information recently received by Staff. This Item will be readvertised for the Planning Commission's consideration when a new hearing date has been determined.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**P71-519W<sup>2</sup> and RP 05-001, Agenda Item 3:****3. Buckman Springs Borrow Pit, Major Use Permit Modification P71-519W<sup>2</sup> and Reclamation Plan (RP) 05-001, Mountain Empire Subregional Plan Area (continued from November 17, 2006)**

Proposed renewal of Major Use Permit P71-519W<sup>2</sup> to allow the continued use of Buckman Springs Borrow Pit for use in road repairs countywide by the County of San Diego's Department of Public Works. Additionally, a Reclamation Plan is being processed to ensure that the project site is reclaimed pursuant to the Surface Mining and Reclamation Act of 1975 (as amended) at the conclusion of each of the three phases of onsite extraction. The Major Use Permit expired on November 7, 2005, but the extension to the Major Use Permit was applied for prior to expiration of the original Permit. The Modification to the Use Permit will for the continued extraction of materials for an additional 25 years, rather than 50 years. The project site is located on 19.31 acres approximately one mile northwest of the intersection of Buckman Springs Road and Highway 94.

**Staff Presentation:** Maxson

**Proponents:** 0; **Opponents:** 1

**Discussion:**

At their November 17, 2006 meeting, the Planning Commission postponed consideration of this Item to allow DPLU and DPW Staff to meet with Planning Group representatives to resolve several issues including the proposed 50-year extension of the Major Use Permit, visual impacts associated with the existing quarry, roadway sight distance and storage of Mountain Empire School District vehicles on the project site. DPW representatives have completed an updated Sight Distance Study indicating that there is 500 feet of sight distance to the south and 600 feet of sight distance to the north, both of which exceed the minimum requirements of 480 feet. With respect to allowing the Mountain Empire School District to store their buses on the project site, those vehicles have been relocated to another site. The project site is used only for extraction and storage of aggregate materials and County road maintenance equipment.

While the Major Use Permit Modification is restricted to a 25-year term, the Reclamation Plan assumes 50 years are needed to complete extractive activities. This will require that DPW representatives modify the Use Permit within 25 years to extend it for an additional 25 years.

**P71-519W<sup>2</sup> and RP 05-001, Agenda Item 3:**

To reduce visual impacts, DPW representatives propose increasing vegetative screening along Buckman Springs Road to lessen the visual impacts of the existing quarry. The difference in elevation between the floor of the site and surrounding hillsides at completion of extraction is approximately 70 feet, tapering to grade near the western property boundary. The applicant will not allow excavation below grade in a manner that would result in a "pit".

The project opponent remains concerned about the length of time for which this Permit is requested. He is also concerned that the operation may impact possible cultural resources. Staff informs the Commission that they have worked closely with Community Planning Group representatives to resolve their concerns, resulting in the Group members voting unanimously to support this project. With respect to cultural resources, the site was reviewed through cultural resource records search and it was determined that there are no cultural resource sites in this area.

**Action:** Miller – Brooks

1. Grant Major Use Permit Modification P71-519W2, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law;
2. Grant Reclamation Plan RP 05-001 for the Buckman Springs Borrow Pit Reclamation Plan; and
3. Find that the Planning Commission has reviewed and considered the information contained in the Negative Declaration dated August 21, 1980, on file with the Department of Planning and Land Use (DPLU) and the "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated March 22, 2006, on file with DPLU.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**P74-006W<sup>3</sup>, Agenda Item 4:****4. San Diego County Department of General Services, Major Use Permit Modification P74-006W<sup>3</sup>, North County Metropolitan Subregional Plan Area**

Proposed Modification to a Major Use Permit for the San Pasqual Academy. The Modification will update the recreational facilities located on the Academy's campus to a 16-acre Sports Complex, including standard sized sports fields (baseball, football/track and field, softball and a pool), bleacher seating and restrooms. In addition to the recreational facilities, the Academy is proposing two areas of the core campus for additional agricultural use. An alternate transitional housing site is being proposed south of the campus core, adjacent to existing housing. The project is located at 17701 San Pasqual Valley Road in Escondido.

**Staff Presentation:** Maxson

**Proponents:** 0; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Riess

Grant Major Use Permit Modification P74-006W<sup>1</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**P63-120W<sup>7</sup>, Agenda Item 5:****5. Fallbrook Sports Association, Major Use Permit Modification P63-120W<sup>7</sup>, Fallbrook Community Planning Area**

Request for a Major Use Permit Modification to authorize the location of a wireless telecommunications facility for T-Mobile. The project proposes to construct, operate and maintain a wireless telecommunications facility mounted on a new 75-foot high light standard, replacing an existing 70-foot high light standard within the community sports park complex in the Fallbrook Airpark. An equipment shelter will be built to contain the electronic equipment supporting the facility as well as sports equipment for the sports fields. There is an existing sports facility on the subject property, which is located at 2251 Olive Hill Road. An existing road connecting to Olive Hill Road will provide access to the site.

**Staff Presentation** Stevenson

**Proponents:** 0; **Opponents:** 0

This Item is approved on consent.

Grant Major Use Permit Modification P63-120W<sup>7</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**AD 05-038, Agenda Item 6:****6. Appeal of Bonsall Horse Barns, Administrative Permit (AD) 05-038, Bonsall Community Planning Area**

Appeal of the Zoning Administrator's decision approving an Administrative Permit to allow for two private use horse barns with 60 rooms/horse stalls for a total square footage of 17,697. An 11,520 square-foot 40-stall horse barn is proposed for the western portion of the parcel. This barn will include a 2,160 square-foot second story for hay storage. A second barn will be located near the southeasterly portion of the property and will measure 6,177 square feet. This single-story 20-stall horse barn will include a hay and equipment storage area as well as a tack room and buggy storage area. The site is subject to the General Plan Regional Category 1.3 Estate Development Area (EDA) and (19) Intensive Agricultural Land Use Designation. Zoning for the site is A70 (Limited Agricultural). The site contains an existing single-family residence that will be retained. Access would be provided by a driveway connecting to Aqueduct Road. Earthwork will consist of 12,000 cubic yards of cut and fill material to accommodate the barns and associated riding arenas. The project site is located at 31910 Aqueduct Road at the intersection of Calle de Talar.

**Staff Presentation:** Ramaiya

**Proponents:** 5; **Opponents:** 0

**Discussion:**

Staff recommends that the Planning Commission postpone consideration of this Appeal to allow review of recently received documents.

**Action:** Riess – Kreitzer

Continue consideration of the appeal of the Zoning Administrator's approval of Administrative Permit (AD) 05-038 to the meeting of February 9, 2007.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**TM 5419 and S05-076, Agenda Item 7:**

**7. San Juan Street Condominiums, Tentative Map (TM) 5419 and Site Plan S05-076, Valle de Oro Community Planning Area**

Proposed Tentative Map and Site Plan to allow the conversion of an existing eight-unit apartment complex to an eight-unit condominium structure. The project site is located at 9934 San Juan Street. The parcel is 0.33 acres in size and is zoned RU24, subject to the General Plan Regional Category 2.1 Urban Residential, and (1) Residential Land Use Designation.

**Staff Presentation:** Krzys

**Proponents:** 2; **Opponents:** 0

This Item is approved on consent.

**Action:** Beck – Brooks

Adopt the Resolution approving TM 5419 and S05-076, which makes the appropriate findings and include those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**TM 5182RPL<sup>7</sup>TE, Agenda Item 8:**

**8. Cielo del Norte, Tentative Map (TM) Time Extension 5182RPL<sup>7</sup>TE, San Dieguito Community Planning Area**

Request for an extension of the expiration date of an approved Tentative Map (TM 5182RPL<sup>7</sup>). TM 5182RPL<sup>7</sup> implements the Cielo del Norte Specific Plan (SP 99-001), and includes 154 single-family residential lots with a minimum lot area of 0.5 acre and approximately 313 acres of natural open space. The site is within the Estate Development Area (EDA) Regional Category and (21) Specific Plan Area (032) Land Use Designation. Zoning for the site, which is located south of the intersection of Elfin Forest Road and Harmony Grove Road, includes the S88 Specific Planning Area Use Regulations.

**Staff Presentation:** Stocks

**Proponents:** 3; **Opponents:** 4

**Discussion:**

Staff has determined that there are no substantial changes to the project, no additional fire clearing is required and no new traffic impacts will result from approval of this Time Extension.

Project opponents express concerns about the possible removal of a 133-acre parcel from the open space provisions. The Planning Commissioners are assured that the 133-acre parcel will remain dedicated open space as planned, and a Habitat Management Plan will be implemented to maintain it. In addition, offsite mitigation land will be provided.

Commissioner Beck is disappointed that the Planning Commissioners were not allowed the opportunity to comment on the Habitat Management Plan and requests that they be provided with copies of it

Commissioner Riess requests that Staff provide the Commission with a report on whether the Fire Districts can use public funds for maintenance and capital improvement. Staff clarifies that this development lies within a County Service Area. The Chief Administrative Officer's office may request an audit to ensure that public funds provided to the Elfin Forest/Harmony Grove Fire District are being used properly.

**TM 5182RPL<sup>7</sup>TE, Agenda Item 8:**

**Action:** Miller – Riess

Adopt the Resolution approving a Time Extension until December 3, 2011.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**TM 5429RPL<sup>3</sup>, Agenda Item 8:****9. Estates II, Tentative Map (TM) 5429RPL<sup>3</sup>, Desert Subregional Plan Area**

Proposed Tentative Map to allow the development of 87.1 areas into 39 lots ranging in size from 2.0 to 2.6 gross acres with one remainder lot (467.9 acres). Earthwork associated with the project includes a balanced cut and fill of 142,440 cubic yards. Water and sewer services will be provided by the Borrego Water District. Fire services will be provided by the Borrego Springs Fire Protection District. Access to the site, located south of Rams Hill Drive and Roadrunner Drive South, is via Rams Hill and Roadrunner Drives. The project site is regulated by Specific Plan Amendments 83-005 and 86-006. The project site is discussed in detail in SPA 86-006, Rams Hill Country Club Specific Plan, which has reserved 928 acres for the construction of 790 single-family dwelling units, a second 18-hole golf course and a 30-acre commercial area. The project site is designated S80 Use Regulation, with a density of 0.5 du/acre.

**Staff Presentation:** Hamilton

**Proponents:** 1; **Opponents:** 1

**Discussion:**

This Item is approved on consent following assurances from Staff that GP 2020 will address reviewing implementation of Specific Plan Amendments that were approved many years ago.

**Action:** Miller – Brooks

Adopt the Resolution approving TM 5429RPL3, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

**Administrative:**

**E. Report on actions of Planning Commission's Subcommittees:**

No reports were provided.

**F. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No Planning Commissioner was nominated to attend the next Board of Supervisors meeting.

**G. Discussion of correspondence received by the Planning Commission:**

There was none.

**Department Report**

**H. Scheduled Meetings:**

February 9, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 23, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 9, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 23, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 6, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 20, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 4, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 19, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:22 a.m. to 9:00 a.m. on February 9, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.